

REQUEST FOR COUNCIL ACTION

MEETING

DATE: 07-21-03

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AGENDA SECTION: CONSENT AGENDA	ORIGINATING DEPT: PLANNING	ITEM NO. D-11
ITEM DESCRIPTION: Orderly Annexation #03-18 by Greg Munson to annex approximately 10.19 acres of land located south of Harbor Drive SE and east of Sunrise Avenue SE within Rose Harbor Second Subdivision.		PREPARED BY: Brent Svenby, Planner

July 14, 2003

Planning Department Recommendation:

See attached staff report dated July 14, 2003.

As part of the Orderly Annexation Agreement, property taxes payable on annexed land shall continue to be paid to the Town of Marion for the entire year in which the annexation becomes effective. If the annexation becomes effective on or before August 1 of a levy year, based on the date specified in the order from the Minnesota Municipal Board, the City may levy on the annexed areas beginning with that levy year. If the annexation becomes effective after August 1 of a levy year, the Town may continue to levy on the annexed area for that levy year. Thereafter property taxes on the annexed land shall be paid to the City.

Council Action Needed:

1. If the Council wishes to proceed as petitioned, it should instruct the City Attorney to prepare an resolution to be adopted and transmitted to the MN Planning /Office of Strategic and Long Range Planning.
2. The signed resolution and a copy of the Joint Resolution for Orderly Annexation (Marion Area #2) should be transmitted to the MN Planning / Office of Strategic and Long Range Planning by the City Clerk (attached is a filing fee for the application in the amount of \$25). The resolution and a copy of the Joint Resolution shall also be sent to the Town of Marion and the Olmsted County Auditor/Treasurer.

Attachments

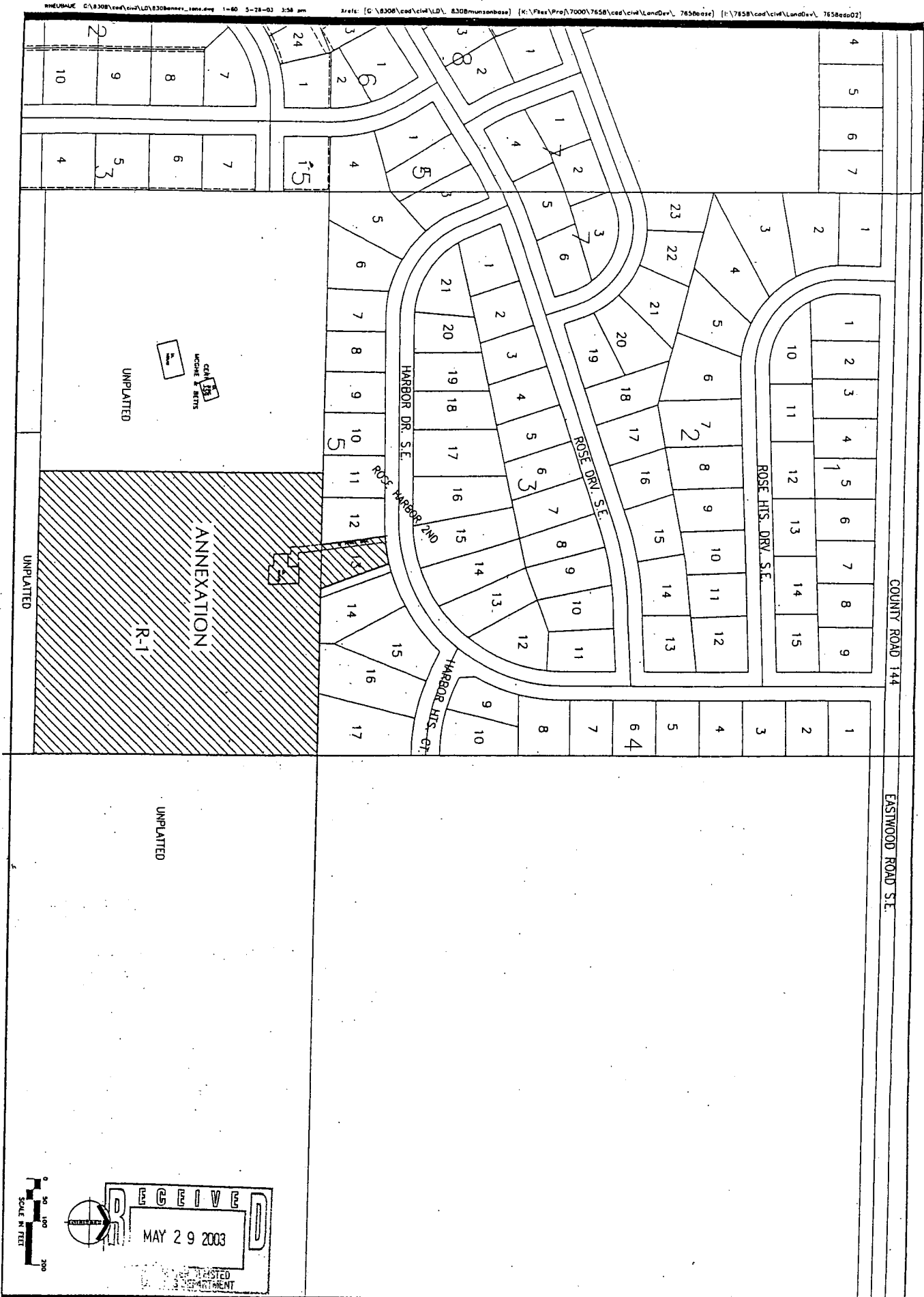
1. Staff report dated July 14, 2003.

Distribution:

1. City Administrator
2. City Clerk
3. City Attorney: Legal Description Attached
4. City Finance Director: Tax Information Attached
5. Planning Department File
6. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, July 21, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
7. Yaggy Colby Associates

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

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YAGGY COLBY ASSOCIATES

ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
ROCKVILLE, MARYLAND 20850
744 301-1111
744 301-1112

STATE SERVICE FACILITY

PERMITTING ON BEHALF OF THE STATE OF MINNESOTA
DIRECTOR OF PERMITTING AND INSPECTION
BUREAU OF PERMITTING AND INSPECTION
STATE OF MINNESOTA

TURKEY DRAW
ROCHESTER, MINNESOTA

ANNEXATION & ZONE CHANGE MAP

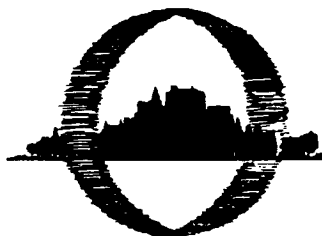
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MAY 29 2003

LISTED
PERMIT

PROJECT NUMBER: _____
DRAWN BY: _____
DATE: 05/28/03
CHECKED BY: _____
APPROVED: _____

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ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

Olmsted

www.olmstedcounty.com/planning



TO: Rochester Common Council

FROM: Brent Svenby, Planner

DATE: July 14, 2003

RE: Orderly Annexation #03-18 by Greg Munson to annex approximately 10.19 acres of land located south of Harbor Drive SE and east of Sunrise Avenue SE within Rose Harbor Second Subdivision. The property is located in a part of the N ½ of the SW ¼ of the NW 1/4 in Section 8, including the west 66 feet of Lot 13, Block 5, Rose Harbor Second Subdivision, Marion Township.

Planning Department Review:

Applicants/Owners:

Greg Munson
3116 Harbor Drive SE
Rochester, MN 55904

Consultant:

Yaggy Colby Associates
717 Third Avenue SE
Rochester, MN 55904

Location of Property:

The property is located in a part of the N ½ of the SW ¼ of the NW 1/4 in Section 8, including the west 66 feet of Lot 13, Block 5, Rose Harbor Second Subdivision, Marion Township.

Existing Land Use:

This property is currently developed land with one single family residence.

Size:

The property proposed for annexation is approximately 10.19 acres.

Existing Zoning:

The City has extraterritorial zoning control over this property. The property is zoned "Interim".

Future Zoning:

Upon annexation, the property should be zoned R-1 (Mixed Single Family) district on the Rochester zoning map. The applicant has petitioned to zone the property to the R-1 zoning district.

Land Use Plan:

This property is designated for "low density residential" uses on the Rochester Urban Service Area Land Use Plan.

Adjacency to the Municipal Limits:

The property is adjacent to the city limits along its northern and eastern boundaries. The area proposed for annexation is allowed, according to the Joint Resolution for Orderly

BUILDING CODE 507/285-8345 • GIS/ADDRESSING/MAPPING 507/285-8232 • HOUSING/HRA 507/285-8224

PLANNING/ZONING 507/285-8232 • WELL/SEPTIC 507/285-8345

FAX 507/287-2275



AD

Annexation between the City of Rochester and the Townboard of Marion, Item #7,
Paragraph (b) a landowner abuts the City limits and said landowner files a petition for annexation with the City. In such instance, review by the Rochester Planning and Zoning Commission shall not be required prior to the City acting upon said petition.

Sewer and Water:

Municipal sewer and water are available to serve this property. A lift station would be required until sanitary sewer is extended from the south.

The property is within the Rose Harbor High Level Water System Area.

Utilities:

Pursuant to Minnesota Statutes 414.033 (subd.13), a municipality must notify a petitioner that the cost of electric utility service may change if the land is annexed to the municipality. A notice has been provided to the applicant.

Townboard Review:

Townboard review is not required for this annexation.

Report Attachments:

1. Location / Annexation Map

Staff Recommendation:

Section 7, Paragraph (b) of the Joint Resolution for Orderly Annexation (Marion Area #2) between the City of Rochester and Townboard of Marion allows any lands contained in the orderly annexation area may be annexed to the City upon adoption of a resolution when said landowner files a petition for annexation with the City. In such instance, review by the Rochester Planning and Zoning Commission shall not be required prior to the City acting upon said petition.

Staff recommends that the City adopt a resolution annexing the property.